

Note: Okanogan and Whatcom counties joined NWMLS in August 2005; year-prior figures may be incomplete

NORTHWEST MULTIPLE LISTING SERVICE						(CONSOLIDATED) STATISTICAL RECAP: Month of January 2006							
Res + Condo	LISTINGS					PENDING SALES			CLOSED SALES				
(# of MLS map areas in that county)	New-Jan06	New-Jan05	Total Actv Jan06	#Actv-Jan05	% chg, Total actv	Jan06	Jan05	% chg	Jan06	Jan05	Median \$, Jan06	Median, Jan05	% Chg, price vs yr ago
King (29)	3,744	4,337	6,060	6,977	-13.14%	2,610	2,783	-6.22%	2,141	2,232	\$352,000	\$300,000	17.33%
Snoh. (8)	1,866	1,867	3,092	3,297	-6.22%	1,204	1,179	2.12%	1,022	946	\$299,950	\$254,100	18.04%
Pierce (44)	1,812	1,743	4,070	3,401	19.67%	1,158	1,179	-1.78%	990	855	\$253,350	\$211,950	19.53%
Kitsap (19)	478	432	1,273	995	27.94%	303	285	6.32%	256	252	\$248,700	\$209,500	18.71%
Mason (9)	120	101	380	337	12.76%	60	77	-22.08%	58	64	\$182,250	\$147,250	23.77%
Skagit (9)	234	213	638	535	19.25%	130	132	-1.52%	117	112	\$235,000	\$204,500	14.91%
Grays Hrb (23)	191	139	603	431	39.91%	103	105	-1.90%	81	82	\$145,000	\$97,500	48.72%
Lewis (6)	116	121	358	382	-6.28%	70	71	-1.41%	65	67	\$163,000	\$134,900	20.83%
Cowlitz (20)	148	105	384	365	5.21%	128	105	21.90%	85	72	\$152,000	\$132,125	15.04%
Grant (12)	102	87	358	395	-9.37%	78	66	18.18%	57	47	\$113,926	\$124,000	-8.12%
Thurston (15)	540	426	1,122	804	39.55%	367	297	23.57%	256	255	\$244,950	\$200,000	22.48%
San Juan (6)	30	16	183	189	-3.17%	22	15	46.67%	16	17	\$910,000	\$445,000	104.49%
Island	171	200	566	535	5.79%	104	109	-4.59%	77	116	\$265,000	\$213,950	23.86%
Kittitas	54	66	217	241	-9.96%	50	47	6.38%	45	23	\$226,590	\$169,400	33.76%
Jefferson	43	45	249	253	-1.58%	38	32	18.75%	39	30	\$311,600	\$270,750	15.09%
Others	33	72	872	266	227.82%	255	43	493.02%	234	34	\$225,000	\$227,000	-0.88%
Subtotal*	9,682	9,970	20,425	19,403	5.27%	6,680	6,525	2.38%	5,539	5,204		\$248,000	
Okanogan	547	11	185	113	63.72%	21	5	320.00%	19	7	\$190,000	N/A	
Whatcom	207	285	1,474	680	116.76%	230	184	25.00%	217	102	\$250,000	N/A	
TOTAL	10,436	10,266	22,084	20,196	9.35%	6,931	6,714	3.23%	5,775	5,313	\$282,995	\$248,000	14.11%

Note: Northwest MLS is introducing a new metric in early 2006 called "Cumulative Days on Market." It will replace "Days on Market." During the transition figures for market time are not available.

Breakouts for Residential Only (Single Family Homes) and Condominium Only appear on next pages

NWMLS p. 2 Recaps (Jan. 2006)

Res only (# of MLS map areas in that county)	LISTINGS					PENDING SALES			CLOSED SALES			
	New-Jan06	New-Jan05	Total Actv Jan06	#Actv-Jan05	% chg, Total actv	Jan06	Jan05	% chg	Jan06	Jan05	Median \$, Jan06	Median, Jan05
King	2,904	3,269	4,865	5,299	-8.19%	1,879	2,119	-11.33%	1,599	1,677	\$390,000	\$329,950
Snohomish	1,611	1,537	2,793	2,763	1.09%	998	981	1.73%	869	814	\$317,000	\$267,000
Pierce	1,678	1,576	3,686	3,063	20.34%	1,063	1,092	-2.66%	901	784	\$258,000	\$214,950
Kitsap	431	410	1,096	942	16.35%	271	271	0.00%	232	238	\$257,000	\$212,170
Mason	120	100	371	325	14.15%	59	77	-23.38%	58	63	\$182,250	\$147,000
Skagit	228	194	584	504	15.87%	120	123	-2.44%	108	106	\$225,500	\$208,500
Grays Hrbr	151	128	504	392	28.57%	78	97	-19.59%	75	82	\$139,950	\$97,500
Lewis	116	121	358	382	-6.28%	70	71	-1.41%	65	67	\$163,000	\$134,900
Cowlitz	146	105	379	357	6.16%	126	104	21.15%	84	71	\$151,500	\$130,000
Grant	99	85	352	384	-8.33%	77	66	16.67%	57	47	\$113,926	\$124,000
Thurston	532	415	1,111	762	45.80%	360	291	23.71%	253	246	\$244,950	\$199,525
San Juan	24	15	167	165	1.21%	19	15	26.67%	16	15	\$910,000	\$475,000
Island	165	189	559	523	6.88%	99	103	-3.88%	72	108	\$272,250	\$220,750
Kittitas	51	60	212	232	-8.62%	49	45	8.89%	45	21	\$226,590	\$169,750
Jefferson	41	43	232	237	-2.11%	37	30	23.33%	38	27	\$305,300	\$300,000
Out of Area	195	72	815	261	212.26%	247	43	474.42%	220	34	\$234,000	\$228,950
Sub-total	8,492	8,319	18,084	16,591	9.00%	5,552	5,528	0.43%	4,692	4,400		
Okanogan	31	11	177	113	56.64%	21	5	320.00%	19	7	\$190,000	N/A
Whatcom	438	239	1,082	514	110.51%	186	159	16.98%	179	91	\$275,000	N/A
Total	8,961	8,569	19,343	17,218	12.34%	5,759	5,692	1.18%	4,890	4,498	\$299,000	\$258,225

NWMLS p. 3 Recaps (Jan. 2006)												
Condo only	LISTINGS					PENDING SALES			CLOSED SALES			
(# of MLS map areas in that county)	New-Jan06	New-Jan05	Total Actv Jan06	#Actv-Jan05	% chg, Total actv	Jan06	Jan05	% chg	Jan06	Jan05	Median \$, Jan06	Median, Jan05
King	840	1,068	1,195	1,678	-28.78%	731	664	10.09%	542	555	\$229,900	\$198,000
Snohomish	255	330	299	534	-44.01%	206	198	4.04%	153	132	\$185,000	\$180,075
Pierce	134	167	384	338	13.61%	95	87	9.20%	89	71	\$205,000	\$169,990
Kitsap	47	22	177	53	234.0%	32	14	128.6%	24	14	\$159,649	\$189,200
Mason	0	1	9	12	-25.00%	1	0	0.00%	0	1	\$0	\$350,950
Skagit	6	19	54	31	74.19%	10	9	11.11%	9	6	\$294,189	\$174,000
Grays Hrbr	40	11	99	39	153.8%	25	8	212.50%	6	0	\$210,000	\$0
Lewis	0	0	0	0	0.00%	0	0	0.00%	0	0	\$0	\$0
Cowlitz	2	0	5	8	-37.50%	2	1	100.0%	1	1	\$159,900	\$156,900
Grant	3	2	6	11	-45.45%	1	0	0.00%	0	0	\$0	\$0
Thurston	8	11	11	42	-73.81%	7	6	16.67%	3	9	\$217,000	\$210,000
San Juan	6	1	16	24	-33.33%	3	0	0.00%	0	2	\$0	\$210,000
Island	6	11	7	12	-41.67%	5	6	-16.67%	5	8	\$154,900	\$182,500
Kittitas	3	6	5	9	-44.44%	1	2	0.00%	0	2	\$0	\$87,700
Jefferson	2	2	17	16	6.25%	1	2	0.00%	1	3	\$344,900	\$250,000
Others	12	0	57	5	1040.0%	8	0	0.00%	14	0	\$137,450	\$152,500
Sub-total	1,364	1,651	2,341	2,812	-16.75%	1,128	997	13.14%	847	804		\$187,990
Okanogan	2	0	8	0	0.0%	0	0	0.00%	0	0	\$0	\$0
Whatcom	109	46	392	166	136.1%	44	25	76.00%	38	11	\$153,848	\$0
Total	1,475	1,697	2,741	2,978	-7.96%	1,172	1,022	14.68%	885	815	\$210,000	\$187,990